

Rancho Bernardo

Community Plan



RANCHO BERNARDO

COMMUNITY PLAN



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

RANCHO BERNARDO COMMUNITY PLAN

The following amendments have been incorporated into this February 2007 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Rancho Bernardo Community Plan approved.	February 2, 1978	1176	March 28, 1978	R-220568
Preserve existing scale and character of Rancho Bernardo and approve widening of Rancho Bernardo Road.	October 6, 1988	R-0270-PC	December 18, 1988	R-272586
Redesignate a parcel of Bernardo Heights Parkway from private recreation to low-density residential.			November 14, 1989	R-274733
Redesignate 5.7 acres from industrial to specialized commercial.			July 29, 1997	R-289015
Redesignate 34.46 acres from agricultural to residential land use. Modify the boundaries of areas designated for agricultural, residential and open space to allow the proposed Saddle Club Estates development.			January 11, 1999	R-291151



MAYOR

Maureen O'Connor

CITY COUNCIL

Abbe Wolfsheimer
Ron Roberts
Gloria D. McColl
Wes Pratt
Ed Struiksma
Bruce Henderson
Judy McCarty
Bob Filner

CITY ATTORNEY

John W. Witt

CITY MANAGER

John Lockwood

PLANNING COMMISSION

Karl ZoBell, Chairman
Lynn Benn
Chris Calkins
Albert Kercheval
Yvonne Larsen
Paul Oquita
Ralph Pesquiera

PLANNING DEPARTMENT

Robert P. Spaulding, Planning Director
Michael Stepner, Assistant Planning Director
Mary Lee Balko, Deputy Director
Bill Levin, Senior Planner
James L. Overstreet, Project Planner
Leo DeJesus, Graphics
Peggy Cooper, Word Processing

This Plan that follows has been prepared with the cooperation of the following groups and individuals. The Planning Department extends special thanks to these groups and individuals for their valuable input and time commitments in the planning process.

RANCHO BERNARDO UPDATE COMMITTEE

Dr. Ora Peckham, Chairperson
Gary A. Kreitzer
Charles J. Jacobs
J. E. (Ed) Matson
Thomas W. Bilhorn

RANCHO BERNARDO COMMUNITY PLANNING BOARD

The Planning Board was formed under City Council Policy
600-24 to advise the City on long-range planning issues.

Irving Rosen, Chairman
Thomas W. Bilhorn, Vice-Chairman
Clayton Morehead, Secretary
Mel D. Compton, Treasurer

Phyllis Johnson	Mirian Sherrard
John J. Tucka	Carrol A. Badeau
David R. Wilkins	Robert C. Mitchell
Ramona Salisbury	Robert C. Parsons
John Maloney	C. H. Zondag
Robert P. Dahlquist	Kenneth Lewellyn
Raymond K. Locke	Howard Freyensee
Victoria Touchstone	David W. Phelps
Laurence B. Henkin	Paul Zimmer
Tom Parsons	

RANCHO BERNARDO COMMUNITY PLANNING BOARD

P.O. Box 85271-230, San Diego, CA 92138

Dear Community Resident:

The goal of the Rancho Bernardo Community Planners is a Plan which provides for the health, safety and welfare of the existing and future residents and maintains the area as a desirable community in which to live.

The Plan is a cross section of community opinion and desires blended with professional knowledge and sound planning policy. Throughout many months, volunteer members of the Community Planning Board met with the City Planning Department staff in workshops with representatives of various City, School and State Departments. Many ideas and concepts were considered and refined to meet the needs of the community, some were rejected. The Plan presented is a comprehensive, long-range policy guide for the Rancho Bernardo Community. It discusses residential, commercial, industrial, open space, circulation, and community facilities in terms of existing conditions, states projected needs, objectives and proposals for each.

We hope you will take advantage of the detailed information to better understand the suggestions for the future of the community. For the Plan to serve as a useful document, statements were made as precise as possible. Tables, charts, etc., were included where necessary for explanation and reference. The end result does give the Plan a technical textbook appearance, but it makes material available where and when it is needed. The Rancho Bernardo Community Plan is simply a first step in the never ending desire of the citizens to participate in the design of their community. We are grateful for your interest in the community and hope you will continue to actively support and participate in the community planning process.

Respectfully,

RANCHO BERNARDO COMMUNITY PLANNING BOARD

Table of Contents

INTRODUCTION

Scope and Purpose of This Plan	1
The Planning Area	2
Legislative Framework.....	3
Planning Background	4
Existing Development - 1988	5

OVERALL PLANNING GOALS AND GENERAL DEVELOPMENT PROPOSALS

Planning Goals.....	9
General Development Proposals.....	10

COMMUNITY PLAN ELEMENTS

Housing and Residential Land Use Element	13
Commercial Element.....	21
Industrial Element	29
Circulation Element	31
Community Facilities Element	47
Open Space, Parks and Recreation Element.....	53

IMPLEMENTATION ELEMENT

Introduction	61
Generalized Implementation Process Recommendations	61
Summary of Plan Proposals.....	67

RANCHO BERNARDO COMMUNITY PLAN MAP

Rancho Bernardo Community Plan Map	72
--	----

List of Figures

Figure 1. Location Map	x
Figure 2. Residential Areas – Land Use Density Designations	12
Figure 3. Undeveloped and Developing Residential Areas	14
Figure 4. Commercial Areas	20
Figure 5. Community Plan Implementation Overlay Zone	25
Figure 6. Industrial Areas	28
Figure 7. Functional Street System at Buildout	32
Figure 8. 1987 Average Daily Traffic	34
Figure 9. Traffic Forecast at Buildout	36
Figure 10. Traffic Signals	38
Figure 11. Bicycle and Equestrian Trails.....	40
Figure 12. Facilities Classifications	42
Figure 13. Community Facilities.....	48
Figure 14. Open Space, Park and Recreation Proposals.....	54

List of Tables

Table 1. Summary of Residential Proposals	18
Table 2. Land Use Recommendations: Summary	73